



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

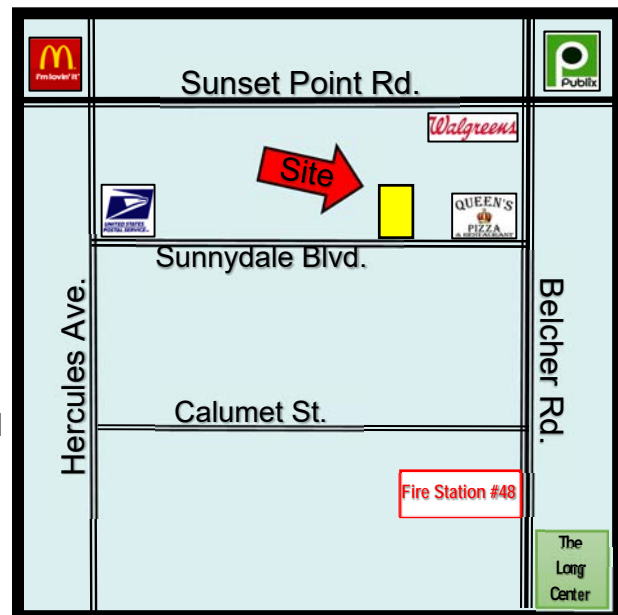
LO-1233

OFFICE SPACE FOR LEASE



2160 SUNNYDALE BLVD.
UNITS #2 & #3
CLEARWATER, FL 33765

- TWO STORY OFFICE
- 1,350 SF FIRST FLOOR
- 2,600 SF SECOND FLOOR
- NEWLY RENOVATED
- OUTSTANDING CLEARWATER LOCATION
- **LEASE RATE: \$15.95/SF GROSS**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
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Revised: 1/14/22

PROPERTY OVERVIEW

LO-1233

ADDRESS: 2160 Sunnydale Blvd. Units #2 & #3
Clearwater, FL 33765

LOCATION: From Belcher Rd. West on Sunnydale Blvd.
property is on the North side of the street.

LAND AREA: 44,201 SF
DIMENSIONS: 135' x 320'

ZONING: IRT– Industrial/Research/Technology (City of Clearwater)
LAND USE: IL – Industrial Limited
FLOOD ZONE: X (no flood insurance required)

IMPROVEMENTS: 11,844 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1979

UTILITIES: Electric – (Duke Energy) / Natural Gas Available
Water, Sewer & Trash – (City of Clearwater)

PARKING: 34 spaces

PRESENT USE: Vacant Office

TAXES: \$13,265.94 (2021)

LEASE RATE: \$15.95/SF Gross

PARCEL ID #: 01-29-115-16489-000-0031

TRAFFIC COUNT: N/A

NOTES: Outstanding Clearwater location for general office user. This building is newly renovated and offers first floor space of 1,350 SF and second floor space of 2,600 SF.

KEY HOOK #: 7

ASSOCIATES: Larry Gilbert & Steven Klein

K&H SIGNAGE: 3'X4'

LISTING CODE: LO-1233-3-31/27

SHOWING INFORMATION: Contact listing agents for a showing.

LEASING INFORMATION

PROJECT SIZE: 11,844 SF

SPACE AVAILABLE: 1st Floor – 1,350 SF
2nd Floor – 2,600 SF } 3,950 SF
Total

PARKING: 34 spaces

OCCUPANCY: Immediate

MONTHLY RENT: 1st Floor - \$1,794.38
2nd Floor - \$3,455.83

ESCALATION: 5%

OTHER CHARGES:

LESSOR

LESSEE

Real Estate Taxes

X

Insurance

X

Insurance: Personal Property & Liability

X

Trash

X

Exterior Maintenance

X

Interior Maintenance

X

Water

X

Management

X

Electric

X

Janitorial

X

MINIMUM TERM: 3 years

SIGNAGE: Monument